

Board Meeting  
Cleveland House Unit Owners Association

May 6, 2014  
Langston-Brown Community Center

Call to Order:

President Mary Rufe called the meeting to order at 7:08pm

Roll Call:

Board members Mary Rufe, John Juilfs, Arlyn Charles, Johanna Sheehan and management company representative Carolyn Cornwell were present.

The board unanimously approved the minutes from April 1, 2014.

Owners Forum: David Vaughn inquired when the EPipe project would begin. The management representative stated that if confirmed, the project work would start in the first week of August 2014. A notice would be prepared for a meeting tentatively scheduled for June 5, 2014, at Cleveland House. Starting time would be set for 7:00 PM. The meeting would be for all owners. It was recommended that the project manager prepare questions owners might have. Regarding David Vaughn's question about the planned sewer stack cleaning, the management representative confirmed that we have 3 bids ready to be voted on.

Treasurer's report: The board requested that payment of a deposit for the EPipe project is made.

Management Report:

The management representative received 3 proposals for the sewer stack cleaning. The board unanimously approved the bid for Advanced Plumbing. A short notice would be posted to inform the residents of the work being done in the building.

The management representative did not receive a 3rd bid yet for the replacement of the front awning; however, the proposals we received stated that we need a general contractor to do the support work. We will have to investigate further how to proceed with this project.

Also, the board briefly discussed the need for replacement of 10 canvas dividers for the balconies in the front of the building.

Unit 100 has not been rented yet. Management is reimbursing the security deposit to the previous tenants.

Johanna Sheehan briefly talked about the need for the shrubs to be trimmed, especially the ones in the parking lot by the fence to Adams Park Apartments.

Trimming 2 large branches in the front of the building in order to proceed with the work on the front awning.

Deciding what to do about the skylight on the north end of the building, which causes wetness on the stairs between the 5<sup>th</sup> and 6<sup>th</sup> floors when the wind blows in rain and snow.

Are there any new ideas what to do about the architectural grilles?

What is the status of the replacement lantern in the front driveway?

Regarding the wet stairs, the board discussed signs saying Caution, Slippery When Wet, or carpeting the stairs between the 5<sup>th</sup> and 6<sup>th</sup> floors. We would try the signs first.

The lantern has been received by PSE and would be installed.

Next Meeting: Tuesday, June 3, 2014, at 7pm.

Adjourned

The meeting was adjourned at 8:20 pm.

Respectfully submitted,

Johanna Sheehan